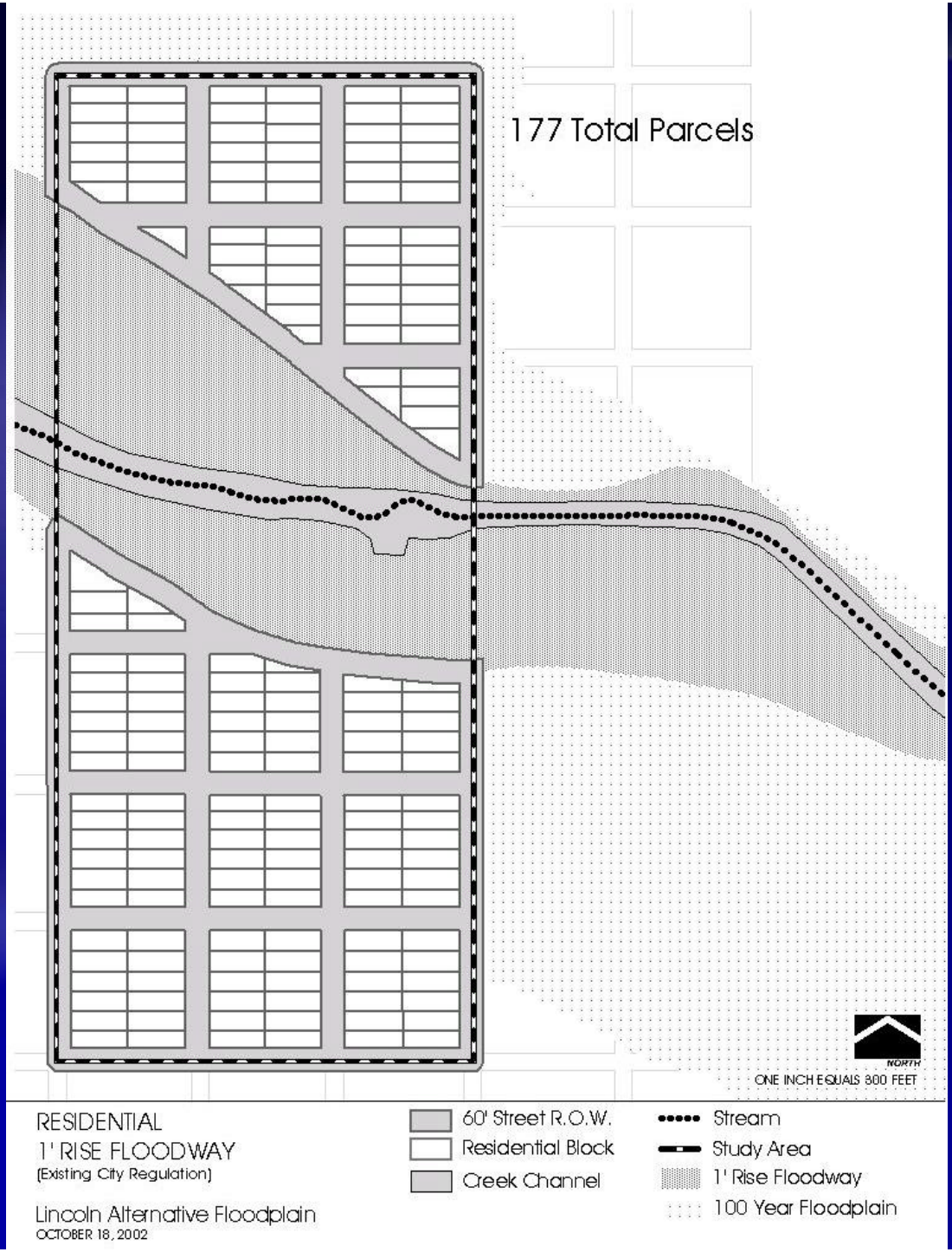
Economic Impact of Implementing Alternative Floodplain Regulations in New Development

- Four Floodplain Management Alternatives
  - 1-ft Rise Floodway Boundary {existing policy}
  - ½-ft Rise Floodway Boundary
  - No-Net Rise/Compensatory Storage
  - Cluster Development (CUP/PUD)
- Hypothetical Development Site
  - 58 acres of Undeveloped Land
  - Established 100-Year Floodplain & Floodway
- Three Land Uses
  - Residential, Commercial, and Industrial

Economic Impact Evaluation Study Assumptions

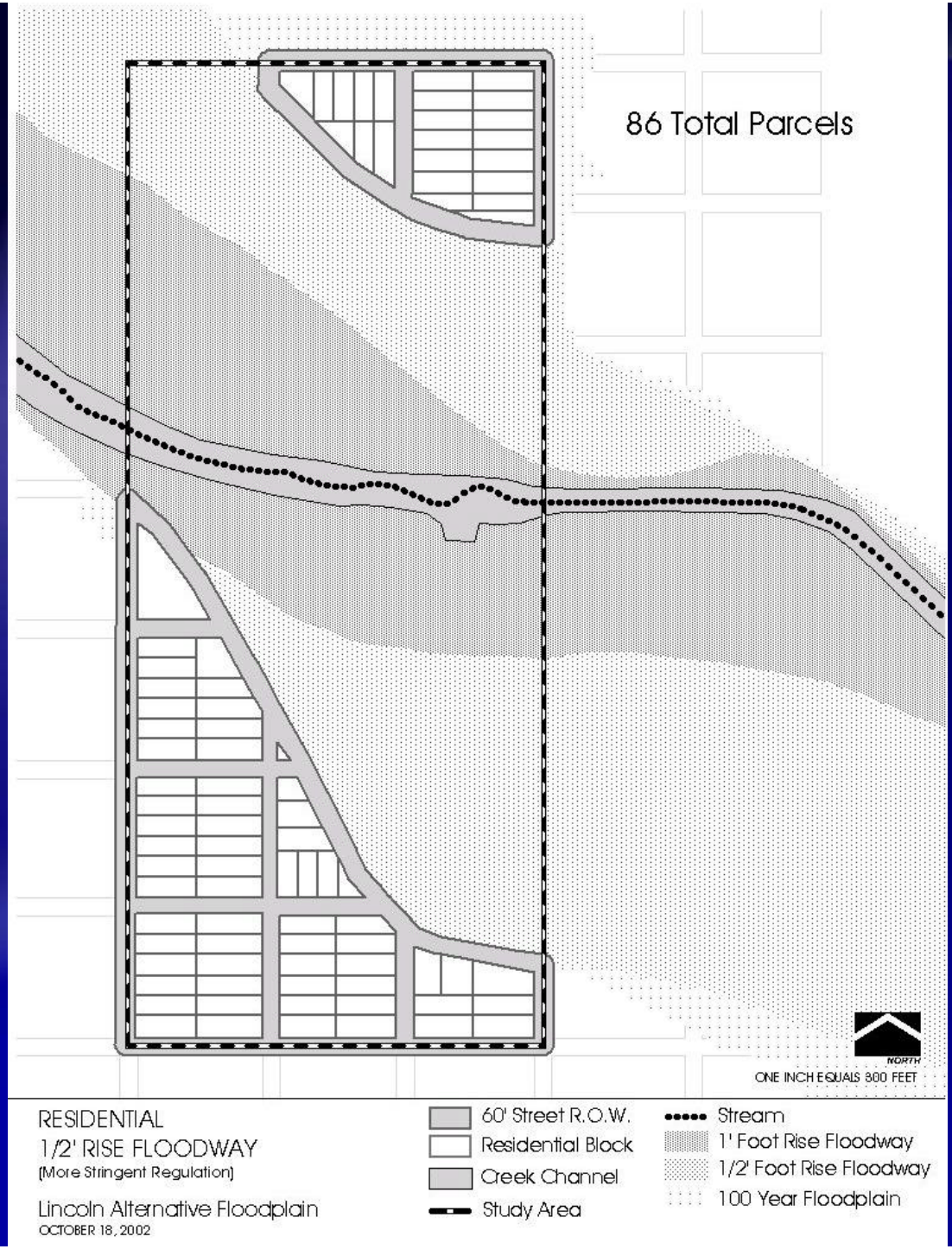
- Residential
  - Based on cost per parcel to develop site
    - Property Cost
    - Infrastructure Cost (streets, water, wastewater, electricity, etc.)
  - Cost of buildings not included
- Commercial/Industrial
  - Based on cost per acre to develop site
  - Cost of buildings not included



Residential 1' Rise Floodway

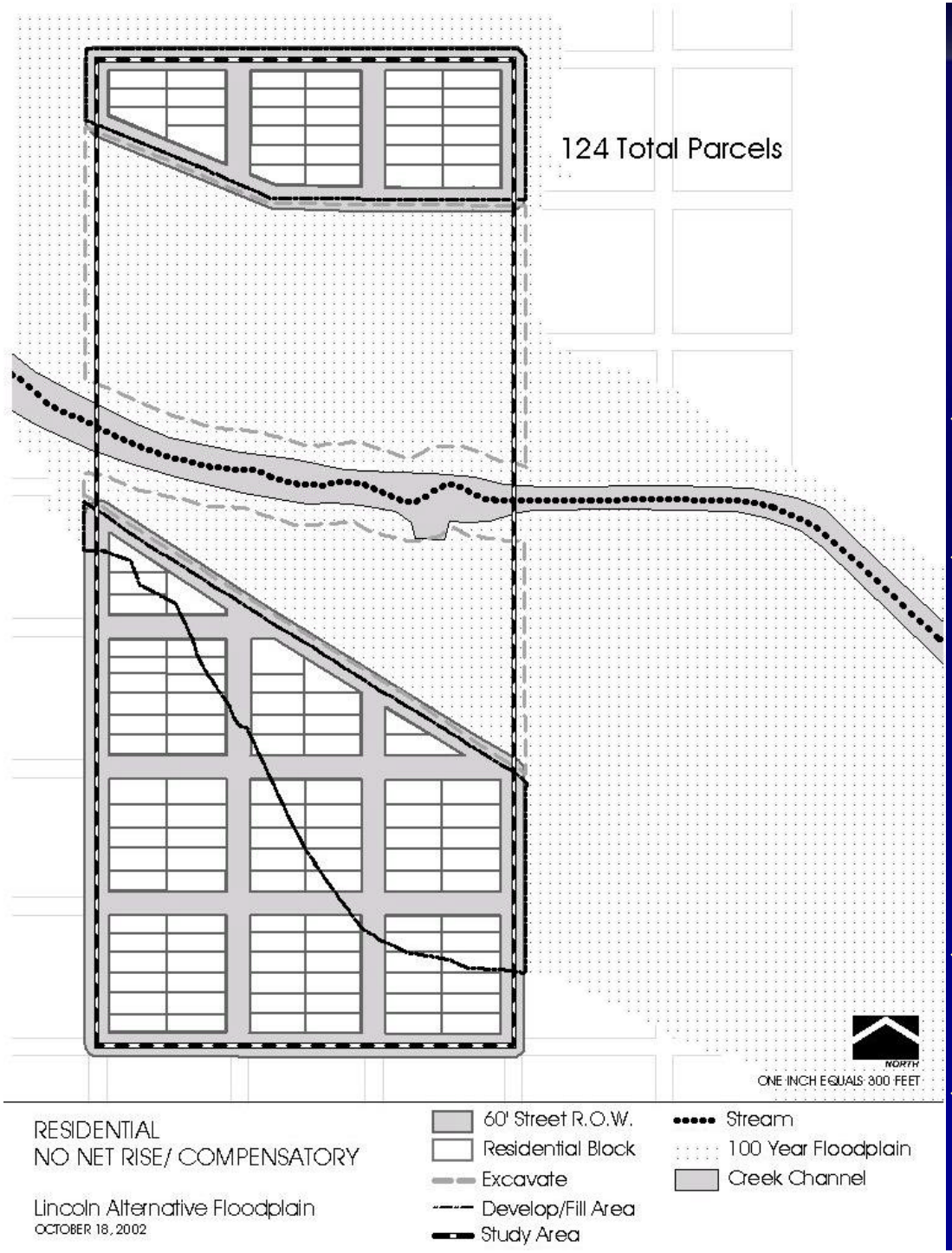
(Existing Policy)

- 40.5 Acres of Developable Land
- Reduces floodplain storage
  - Increases downstream flow rates



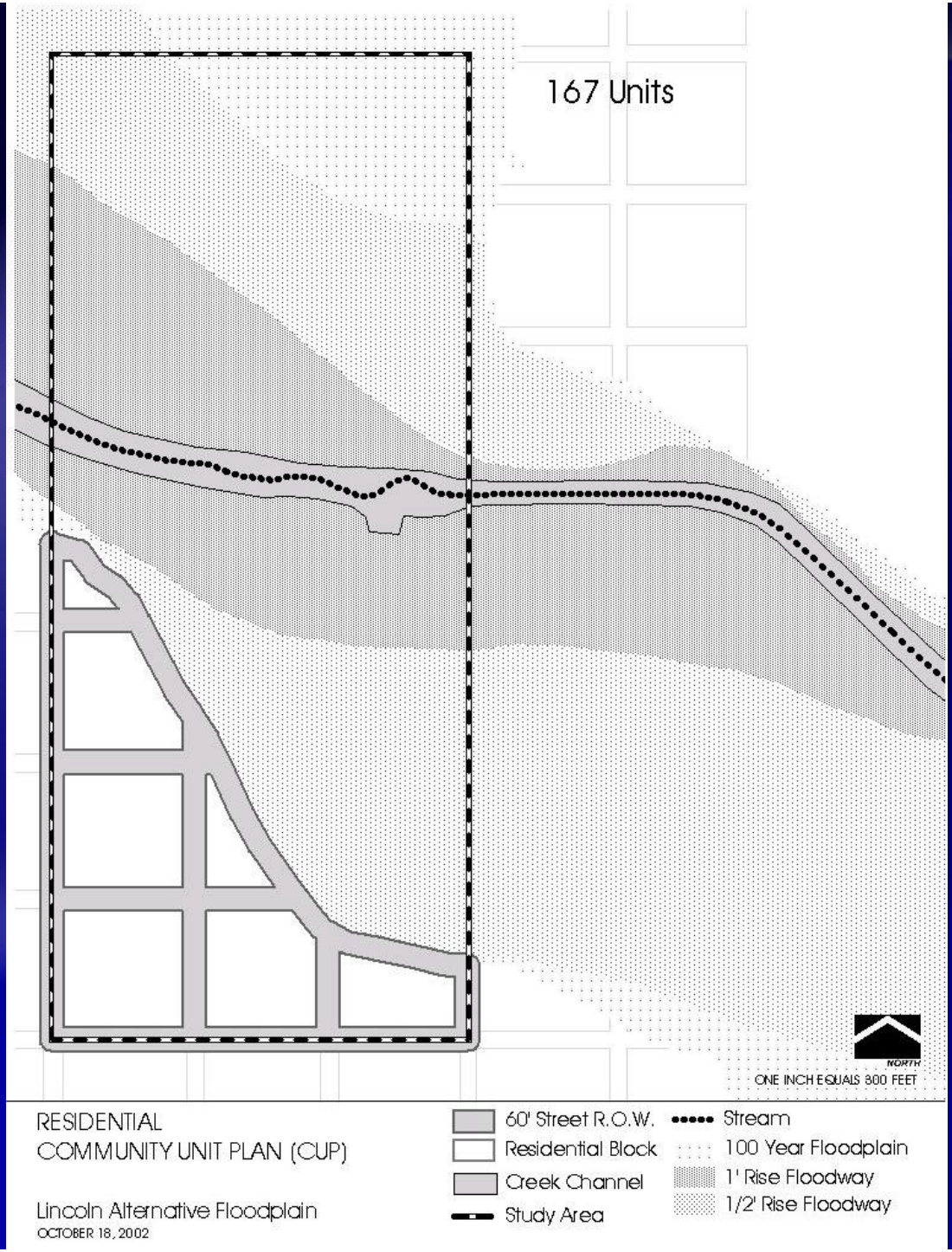
Residential 1/2' Rise Floodway

- 19.2 Acres Developable Land
- Allows less fill in floodplain than existing policy
  - Reduces floodplain storage
  - Increases downstream flowrates



Residential No Net Rise / Compensatory Storage

- 35.7 Acres Developable Land
- Allows fill in floodplain if a no net rise is demonstrated
  - Must compensate for fill by providing equal amount of storage
- Maintains floodplain storage
- Preserves Riparian Area

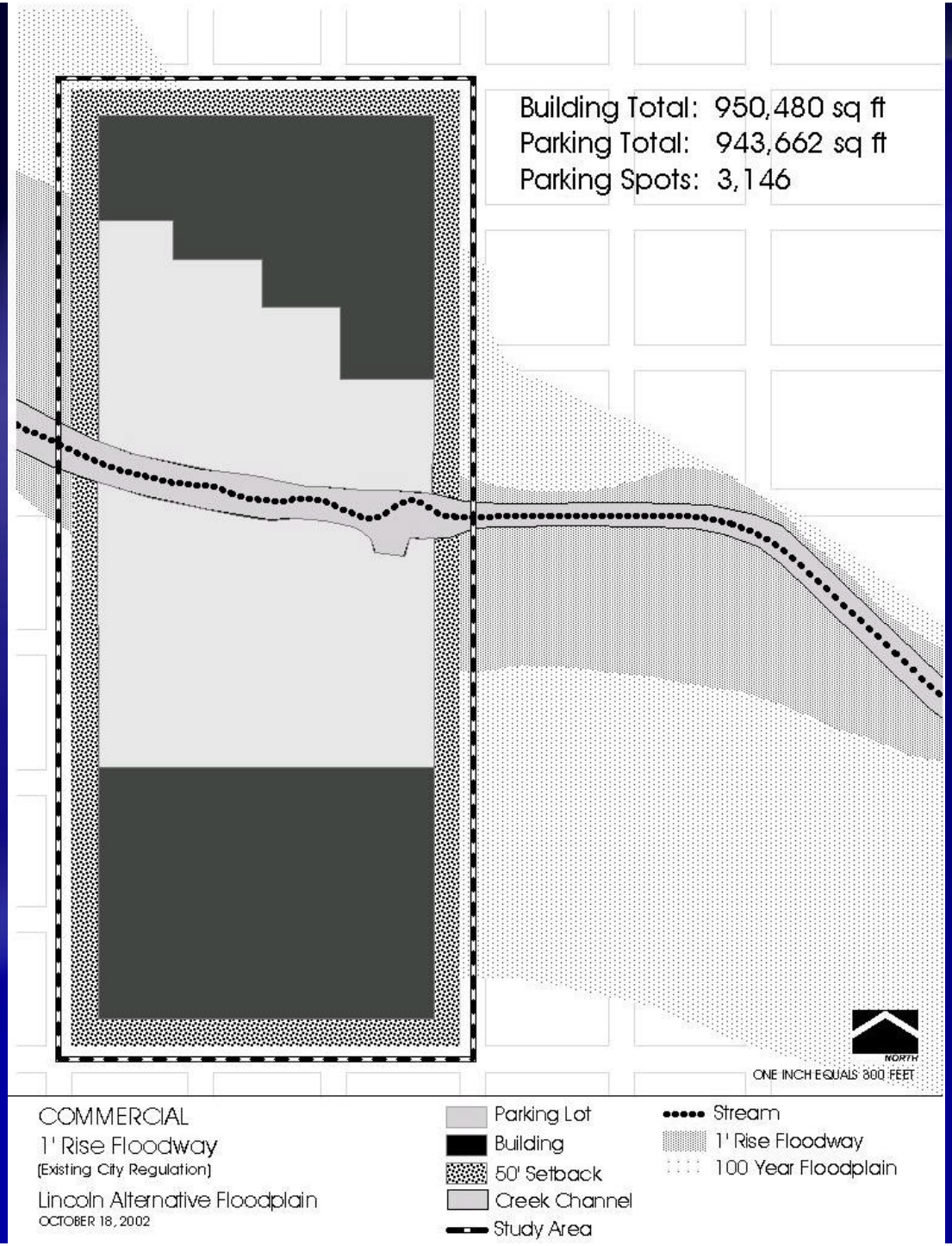


Residential Community Unit Plan (CUP)

- 10 Acres Developable Land
- Allows higher density of living units
- No development in floodplain

Residential Development Costs

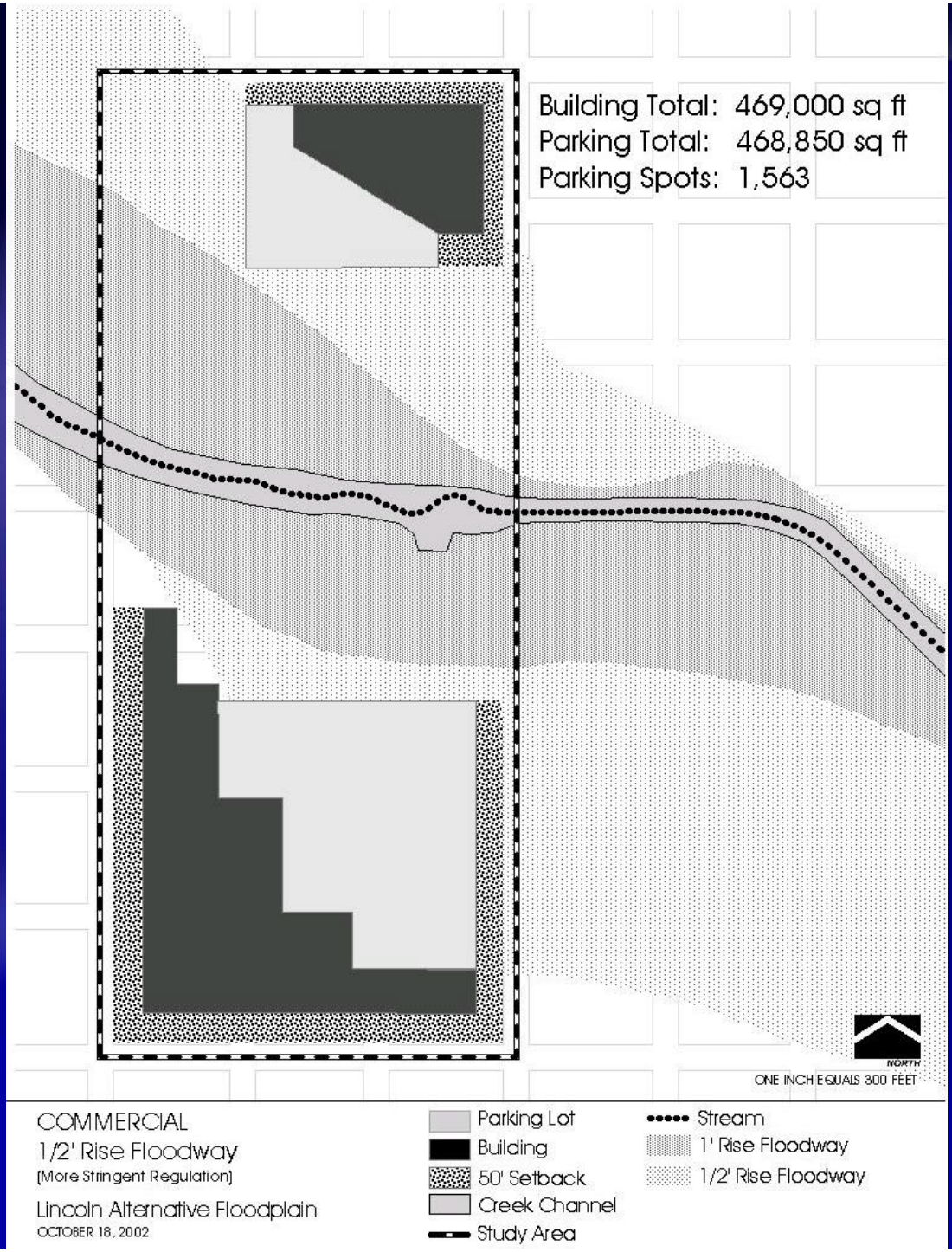
Floodplain Management Alternative	Developable Land (ac)	Percent Difference
1-ft Rise Floodway	40.5	Base
½-ft Rise Floodway	19.2	+8%
No Net Rise/Compensatory Storage	35.7	+14%
CUP	10	-1%



Commercial 1' Rise Floodway

(Existing Policy)

- 43.5 Acres of Developable Land
- Reduces floodplain storage
  - Increase downstream flow rates
  - Destroys riparian area



Commercial 1/2' Rise Floodway

- 21.5 Acres of Developable Land
- Allows Less Fill in Floodplain than Existing Policy
  - Reduces floodplain storage
  - Increases downstream flow rates
  - Maintains riparian buffer